

22.9 acres/9.3 hectares

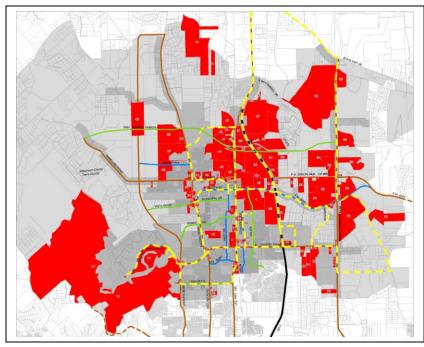
US 183 is 2 miles/3.2 km east

Utilities

Greenfield with Bagdad Road frontage

Zoning - Local Commercial

Mr. Emmet J. Hawkes Hawkes & Company Realtors 213 West Figueroa Street Santa Barbara CA 93101 (805) 966-0891 phone hawkesco@cox.net www.ejhawkesrealty.com



22.9 Acres/9.3 Hectares Bagdad and Municipal Drive

Property								
Total Acreage: 26 acres/10.5 hectares				Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. E				
Location								
City: Leander			County: Williamson					
Address/Directions: In-and-Arc east of the Vista Ridge subdivis		gdad Roa	d/Municipal D	rive intersecti	on, west o	of the West	tview M	eadows subdivision and
Within City Limits: Yes				Distance from City Limits: Not Applicable				
Distance to US Highways: 2 miles/3.2 kilometers Distance to Interstate Highways: 12 miles/19 km			Type of Zoning: Local Commercial					
Distance to interstate riighways	. 12 IIIIes/	I J KIII						
General Site Information								
Previous Use of Site: Open Farm Land		General Condition: G		3ood		Dimensions: 1,462 x 536 feet/446 x 163 meters (represents the largest tract with six more tracts available)		
Soil Composition (based upon Soil Survey of Williamson Coun Denton-Eckrant-Doss: moderat shallow, calcareous, clayey, coindurated fractured limestone ocobbly clay with 1 to 8 percent	ty, Issued J tely deep, sh bbly, and st r limey eart	anuary of nallow and ony soils	f 1983): d very formed in			/: Moderat d a low risl	e with a	a high risk of corrosion rosion for concrete
Adjoining Acreage Available: No		Can Site Be Divided:		Yes		Lot Size: Seven (7) parcels with varied sizes		
Improvements								
Rail Served: No				Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail				
Proximity to Port(s): Three (3) hours to Port of Houston				Other Improvements: several parcels in-and-around the Bagdad Road/Municipal Drive intersection				
Fenced: No				Landscaped: No				
Located within an Industrial Park: No				Type of Business: Office, Commercial, Retail				
Deed Restriction(s): No				Covenants:	No			
Utilities		Motor	Cina of Nagra	ot line. O				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Neares inches/20.3 cm Pressure: 44 psi/303				Sewer - Size of Nearest Line: 8 & 12 inches/20.3 & 30.5 cm		
Electric Service: Pedernales Electric Cooperative (PEC) Phone: (830) 868-6041		Facs: (512) 268-0328			Email: Trista.fugate@peci.com	
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line:		6 inch/15.2 cm		Pressure: Intermediate Pressure at the Bagdad Road and Crystal Falls Pkwy. intersection		
Telecommunication Service: AT&T and/or SuddenLink	Phone: (979) 595		4430 and/or	Facs: (512) (979) 595-24			Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com	
Colid Waste Disposal: Clawson Disposal, Inc. Phone: (5		512) 259-1709		Facs: (512) 746-5807			Email: clawsondisp@earthlink.net	
Sales Information								
Contact: Mr. Emmet J. Hawkes	ne: (805) 96	6-0891	Facs: Not A	vailable	Email:	Email: hawkesco@cox.net		Web Site: www.ejhawkesrealty.co m
	Sales Price: \$4.00 per square foot submit				Lease Price: Not Applicable			
	oot submit			Lease Price	: Not App	licable		